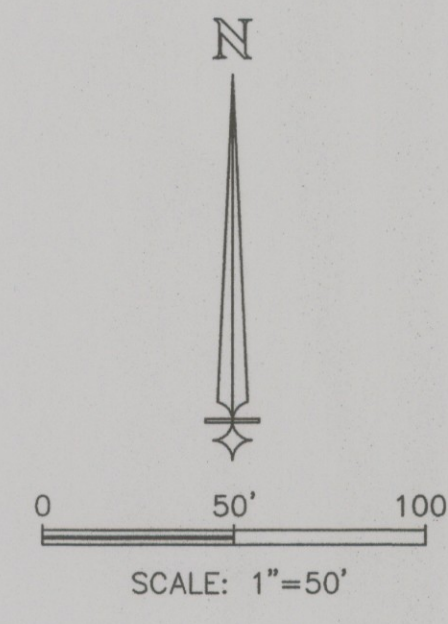
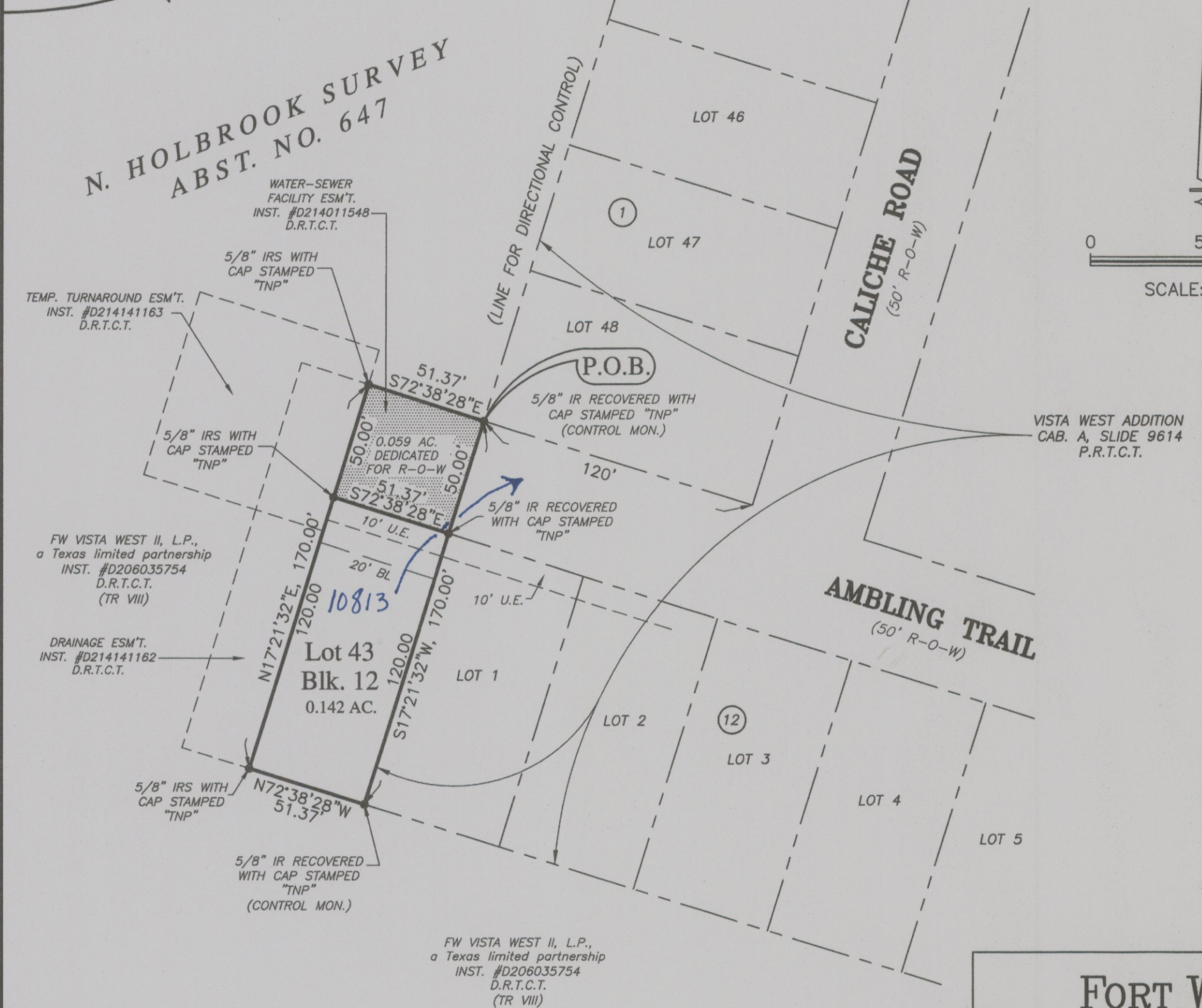


- NOTES:
- 1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
  - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood) but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0260K for the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0260 K, Map Revised September 25, 2009.



- Utility Easements
- Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Sidewalks
- Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- Parkway Permit
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Site Drainage Study
- A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
- Construction Prohibited Over Easements
- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Water / Wastewater Impact Fees
- The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
- Building Permits
- No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- Private Maintenance
- The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS FW VISTA WEST II, L.P., a Texas limited partnership, is the owner of 0.201 of an acres of land, situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract land conveyed as "tract VIII" to FW Vista West, L.P., a Texas limited partnership, as filed in C.C. (County Clerk's) #D206035754, D.R.T.C.T. (Deed Records of Tarrant County, Texas); said 0.201 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", recovered at the southwest corner of Lot 48, Block 1, Vista West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 9641, P.R.T.C.T. (Plat Records of Tarrant County, Texas), said point also being the northwest corner of Ambling Trail (50 feet in width) and being an east line of said "tract VIII";

THENCE S 17°21'32" W, along said east line of "tract VIII", passing along the west line of said Ambling Trail, at 50.00 feet passing a 5/8 inch iron rod with cap stamped "TNP", recovered at the southwest corner of said Ambling Trail, also being the northwest corner of Lot 1, Block 12 of said Vista West Addition and continuing along the west line of said Lot 1 and said east line of "tract VIII", in all a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the southwest corner of said Lot 1, also being a re-entrant corner of said "tract VIII";

THENCE over and across said "tract VIII", the following courses and distances;

N 72°38'28" W, a distance of 51.37 feet to a 5/8 inch iron rod set with cap stamped "TNP";

N 17°21'32" E, a distance of 170.00 feet to a 5/8 inch iron rod set with cap stamped "TNP";

S 72°38'28" E, a distance of 51.37 feet to the POINT OF BEGINNING and containing 8,733 square feet or 0.201 of an acre of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT FW VISTA WEST II, L.P., a Texas limited partnership, does hereby adopt this plat as:

LOT 43, BLOCK 12  
VISTA WEST WEST

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 4 day of August 2014.

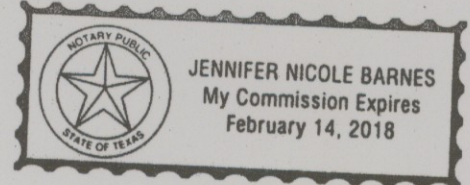
By: *James R. Harris*  
James R. Harris, General Partner

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared James R. Harris, General Partner of FW VISTA WEST II, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 4 day of August, 2014.

*Jennifer Nicole Barnes*  
Notary Public in and for the State of Texas  
My Commission expires 02-14-18



FORT WORTH  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 8/15/2014

By: *Theron W. Sims* Chairman

By: *Dana S. Smith* Secretary

1 Residential Lot - 0.142 Ac.  
R-O-W Dedication - 0.059 Ac.



FP09-025

THIS PLAT FILED IN C.C. #D214178000 DATE: 08/15/2014.

FINAL PLAT OF  
LOT 43, BLOCK 12  
VISTA WEST WEST

an addition to the City of Fort Worth, Tarrant County, Texas, situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas and containing 0.201 of an acre of land total.

Date: 8/4/2014

OWNER:

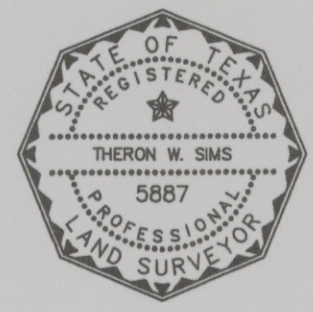
FW Vista West II, LP  
2929 W. 5th St., Suite A  
Fort Worth, Texas 76107

PP-05-075 / FP 09-025

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

*Theron W. Sims*  
Theron W. Sims, R.P.L.S., No. 5887  
Date: August 1, 2014



teague nall & perkins  
1100 Macon Street  
Fort Worth, Texas 76102  
817.336.5773 ph 817.332.7756 fx  
www.tnpsc.com / Registration No. 100116-00

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001496943 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.